

Washoe County Board of Adjustment



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**WSUP23-0005**  
**(1955 Piute Creek Grading)**

April 6, 2023

# Applicant Request

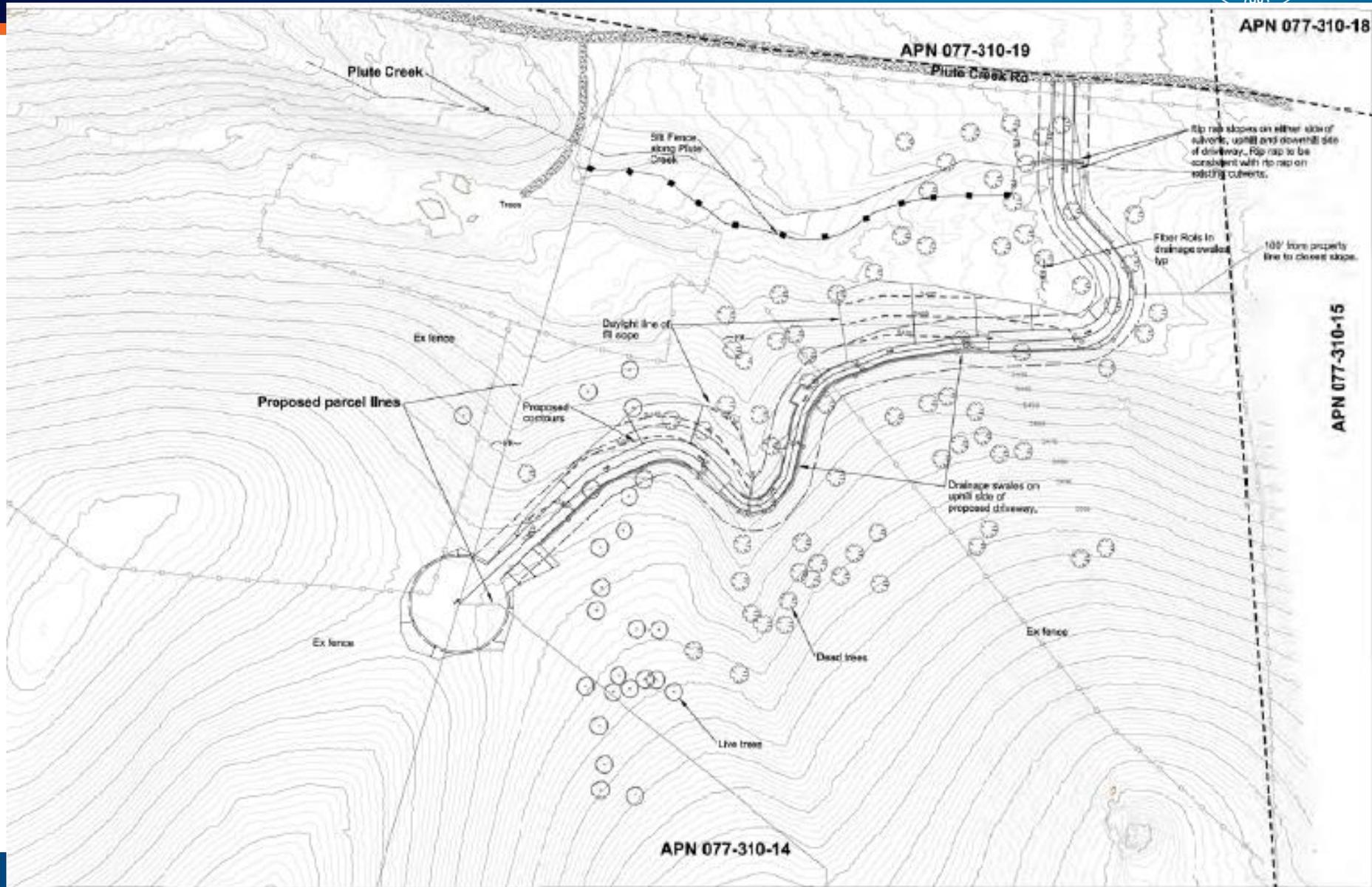


Special use permit for major grading of 1,194 cubic yards of cut material and 4,218 cubic yards of fill material, disturbing a total of 1.01 acres to provide for driveway access to three future parcels in association with WTDLP22-0002. Additionally, the applicants are asking to vary section 110.438.45(a) of the Washoe County Code to allow for slopes greater than 3:1.

# Background

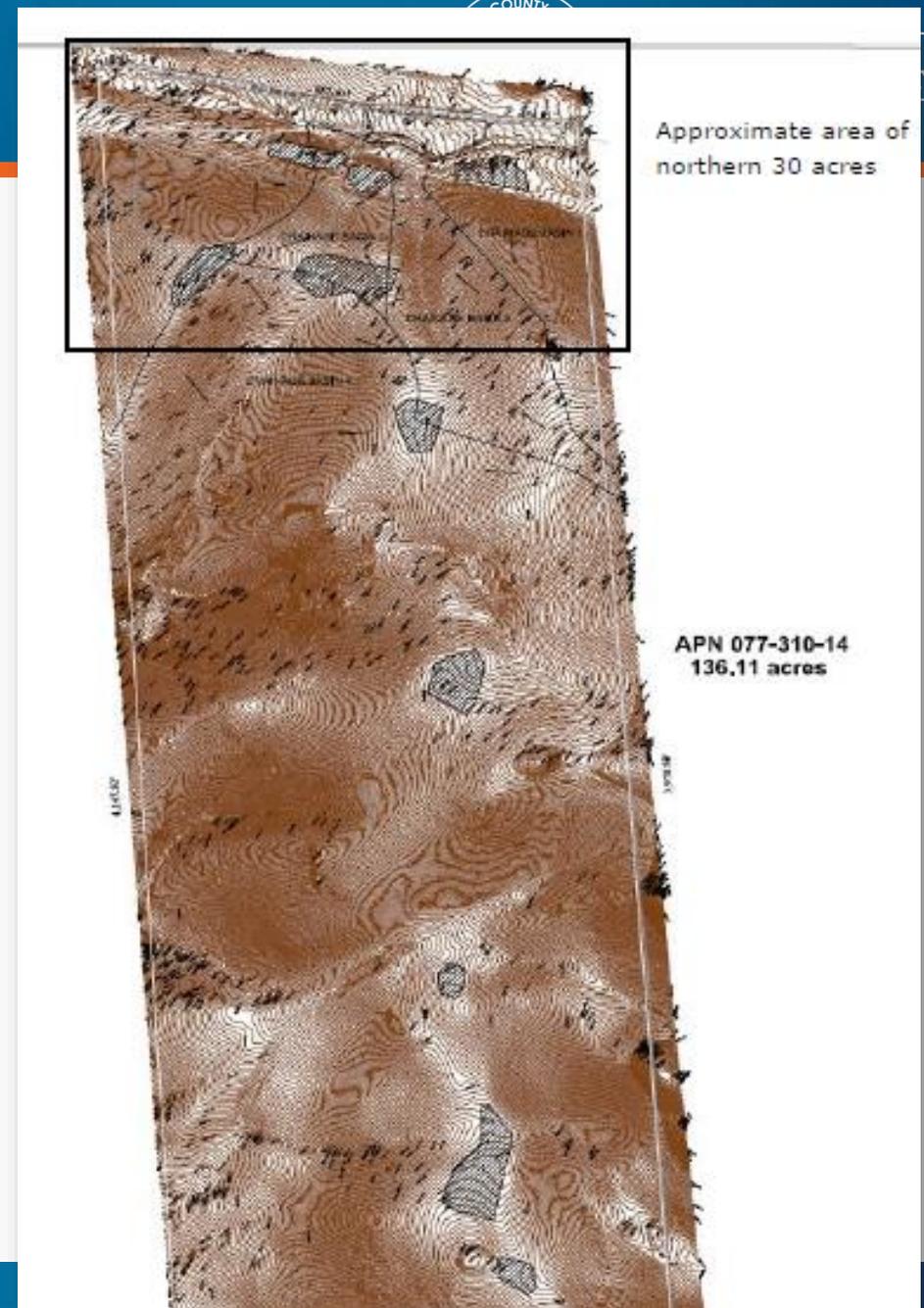


# Site Plan



# Article 438 - Grading

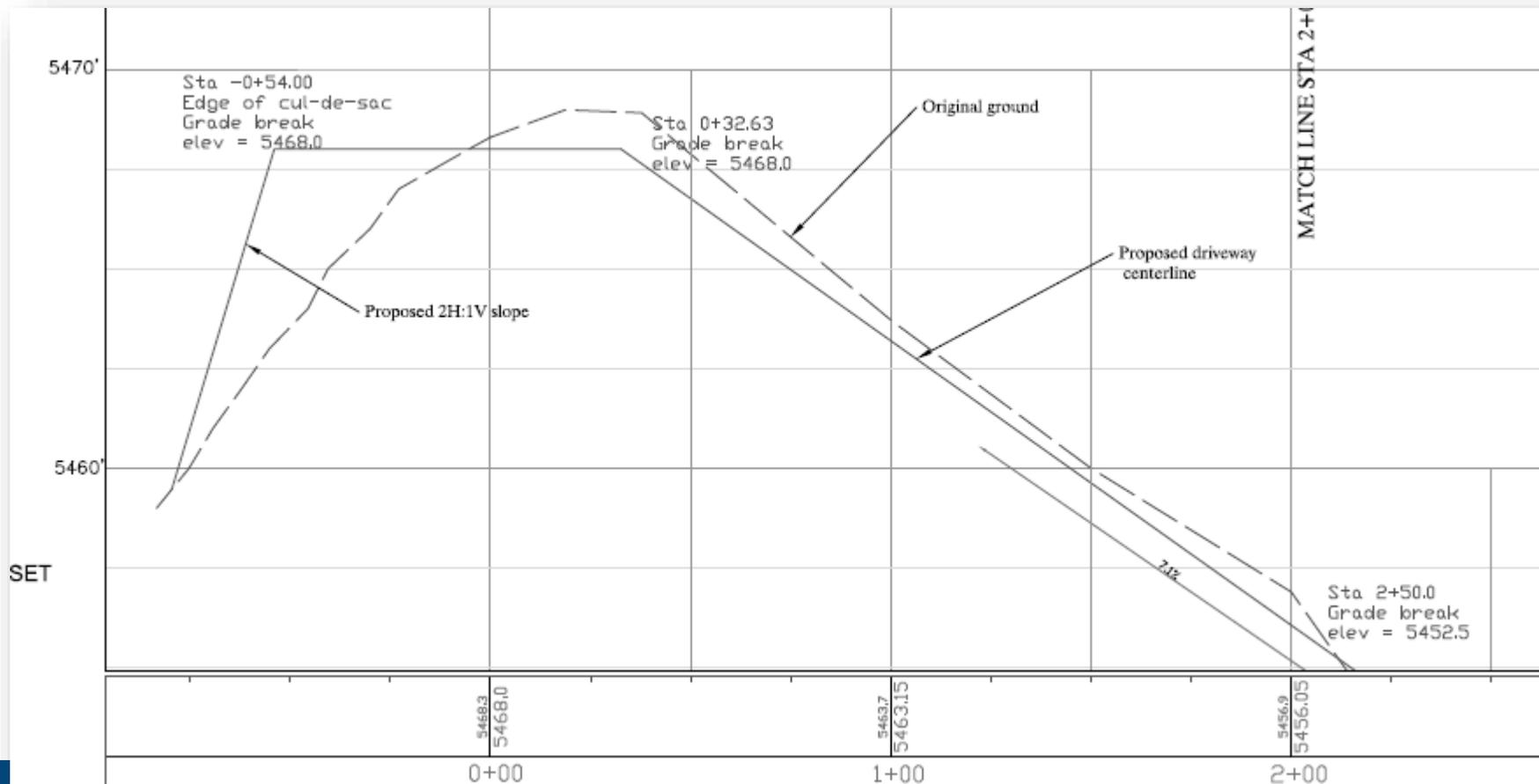
- The proposal exceeds two major grading permit thresholds in Article 438, Grading. The thresholds are outlined below:
  - **110.438.35(a)(2)(ii)(A)**– Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site
  - **110.438.35(a)(2)(ii)(B)** – Importation of 1,000 cubic yards or more whether the materials is intended to be permanently located on the project site or temporarily stored on a site for relocation
  - **110.438.35(a)(3)** – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)



# Request to Vary WCC Section 110.438.45(a).



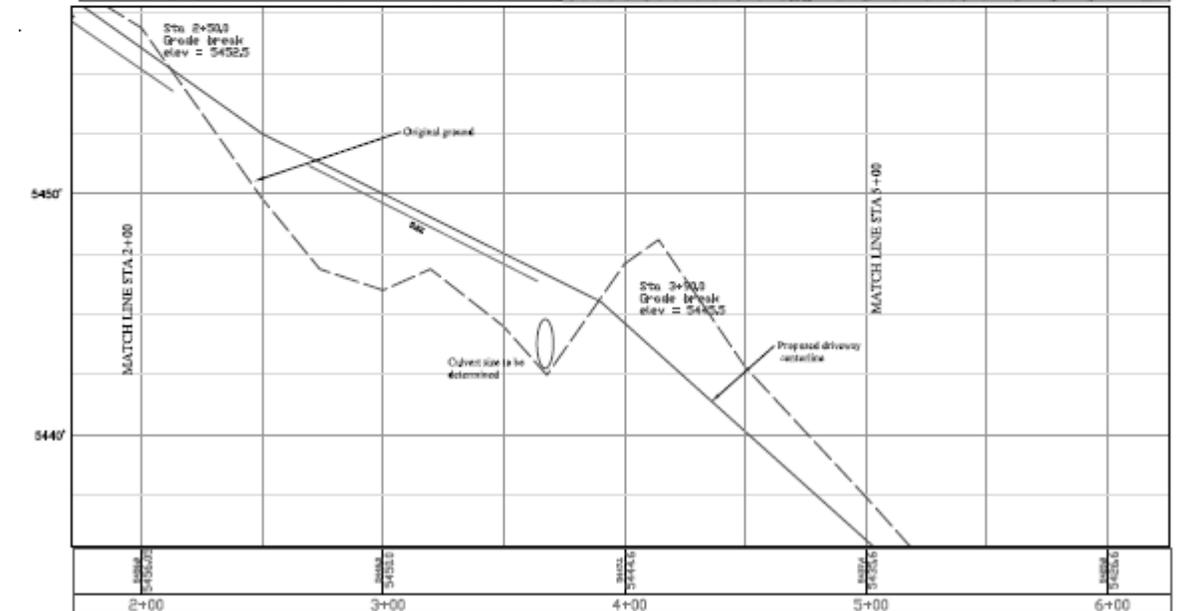
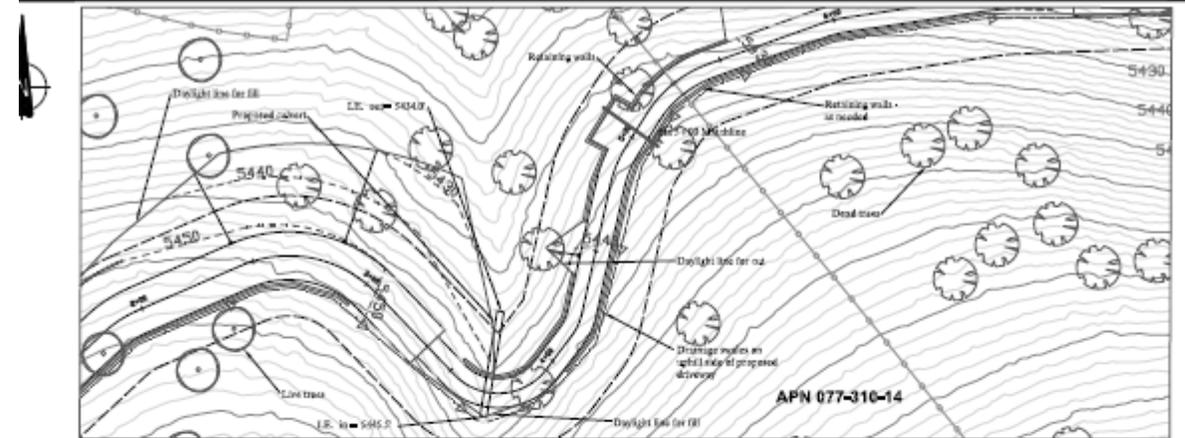
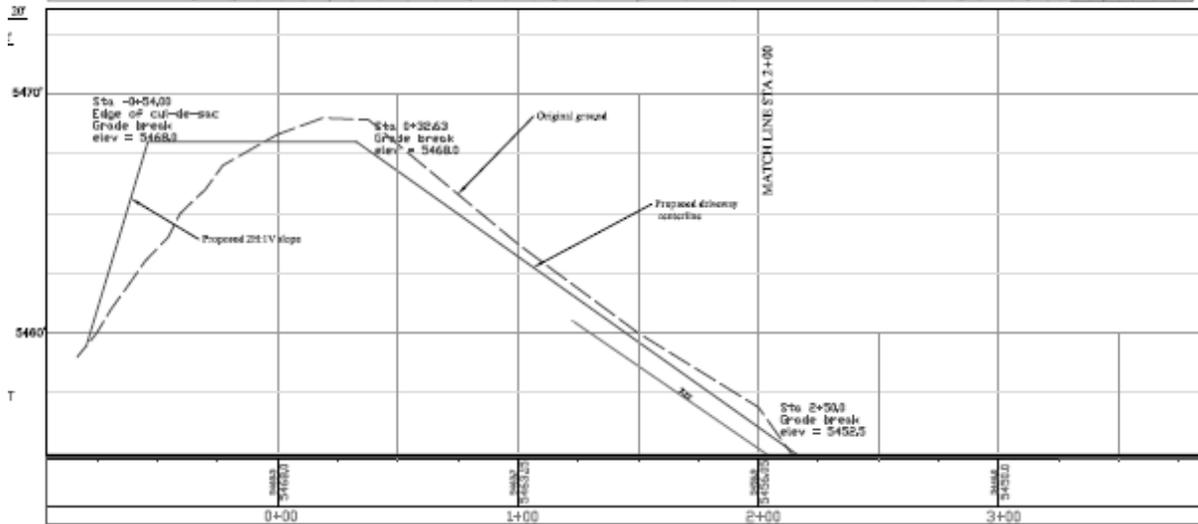
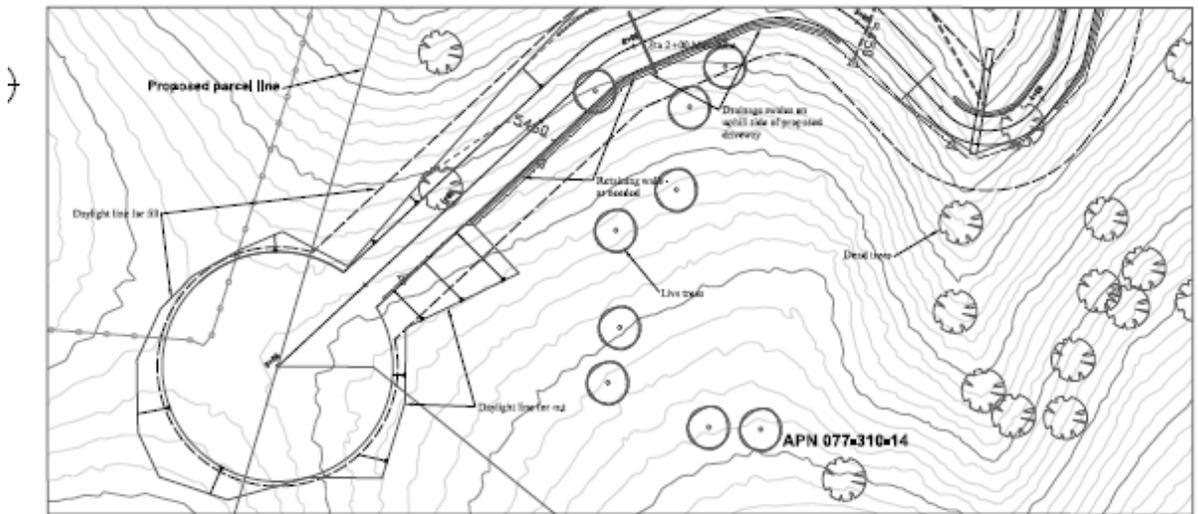
- Section 110.438.45(a) - Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided



# Grading Plan and Driveway Profiles



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# Public and Agency Comment



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- 46 properties within 3,500' were notified of the application
- No comments were received



# Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0005 for Richard & Corinne Sumner, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30: [If a denial is recommended, of course revise the above paragraph.]

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Warm Springs Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

# Thank you

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